085.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,200 / 751,200
					USE VALUE:	751,200 / 751,200
					ASSESSED:	751,200 / 751,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WISNER PAUL B
Owner 2:	BRONISZ LAURA A
Owner 3:	
Street 1:	115 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA JOHN & MARY--ETAL -
Owner 2:	MC NAMARA SHAUN -
Street 1:	115 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 1085 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12000.000	205,200		546,000	751,200
Total Card	0.275	205,200		546,000	751,200
Total Parcel	0.275	205,200		546,000	751,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 692.35 | /Parcel: 692.3

Legal Description

User Acct 53925

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

!6963!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,200	0	12,000.	546,000	751,200	751,200	Year End Roll	12/18/2019
2019	101	FV	186,400	0	12,000.	538,200	724,600	724,600	Year End Roll	1/3/2019
2018	101	FV	186,400	0	12,000.	413,400	599,800	599,800	Year End Roll	12/20/2017
2017	101	FV	186,400	0	12,000.	390,000	576,400	576,400	Year End Roll	1/3/2017
2016	101	FV	186,400	0	12,000.	358,800	545,200	545,200	Year End	1/4/2016
2015	101	FV	176,100	0	12,000.	335,400	511,500	511,500	Year End Roll	12/11/2014
2014	101	FV	176,100	0	12,000.	308,900	485,000	485,000	Year End Roll	12/16/2013
2013	101	FV	176,100	0	12,000.	308,900	485,000	485,000		12/13/2012

PRINT

Date	Time
12/10/20	21:39:28

LAST REV

Date	Time
07/18/19	09:50:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6963

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA JOHN	33164-539		6/29/2001		355,000	No	No		
MC NAMARA JOHN-	21846-61		3/16/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	53925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1373	Re-Roof	7,000					Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/23/2009	Meas/Inspect	372	PATRIOT
11/3/2001	MLS	MM	Mary M
3/25/2000	Inspected	276	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
8/5/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12000		Sq. Ft.	Site		0	70.	0.65	6									546,000						546,000	

Total AC/HA: 0.27548 | Total SF/SM: 12000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 546,000 | Spl Credit | Total: 546,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	175.309
Other Features:	62882
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297405
Depreciation:	92196
Depreciated Total:	205209

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

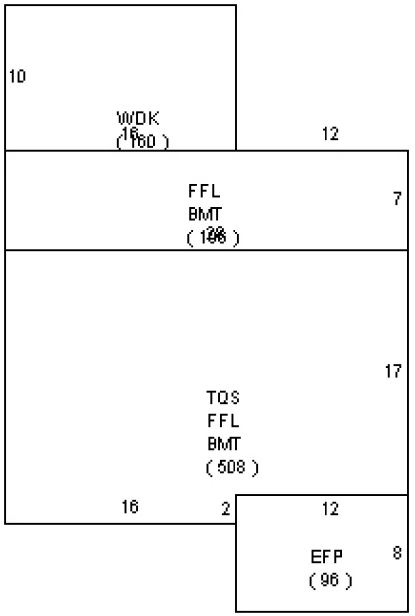
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.31
Special Features:	0	Val/Su Net:	100.34
Final Total:	205200	Val/Su SzAd	189.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	52.590	37,025
FFL	First Floor	704	175.310	123,417
TQS	3/4 Story	381	175.310	66,793
WDK	Deck	160	12.240	1,958
EFP	Enclos Porch	96	55.520	5,330

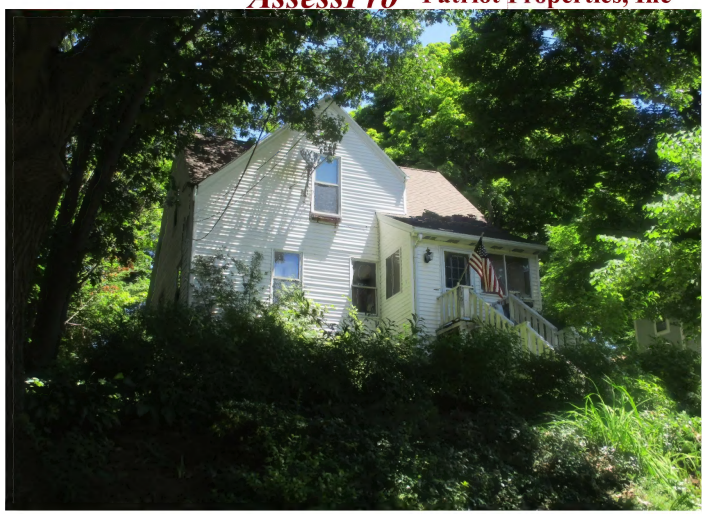
Net Sketched Area:	2,045	Total:	234,523
Size Ad	1085	Gross Are	2172	FinArea	1085
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X7	F	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	